

Identification of the Area

Name or Designation: I-90 Corridor to NE Renton

Area 75

Boundaries:

West – Mercer Island and Lake Washington
North – SE 8th St to 132nd Ave NE to NE 8th St.
East – I-90 and Issaquah Hobart Rd., approximately
South – SE 135th St.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 75 is composed of the I-90 corridor from Mercer Island to Issaquah and south to include NE Renton. The I-90 corridor remains an active commercial real estate market. Office and apartment vacancy rates have recently increased up to 10% depending on the building size and location. Retail has also seen an increase as more vacancy signs have become prevalent.

Mercer Island is a residential community located in the middle of Lake Washington. The island provides a quiet feel with a quick express-lane commute to downtown Seattle via Interstate 90, and almost as fast of a commute to the eastside. The tradition of excellence in education is a major reason why many choose to live on Mercer Island. The district consistently has the highest scores in the state, with 90% of its high school graduates going on to college. This primarily single family residential community has more than 475 acres of parklands and open space that offers a wide variety of recreational opportunities. Businesses, apartments, and condominiums are primarily concentrated on the north end of the island. Only one smaller shopping center consisting of a QFC grocery store, Starbuck's Coffee, medical offices, and other retail and services is located in the south end.

Bellevue is the largest city on the Eastside and the fifth largest in the State of Washington. Bellevue incorporates 31 square miles between the pristine waters of Lake Washington and Lake Sammamish. Quiet wooded neighborhoods and parks flourish between high-rise office complexes, elegant retail shops, and new extraordinary condominiums and apartments. The city is committed to education and consistently ranks as some of the state's best schools.

Downtown Bellevue is a collage of high-rises, public parks, museums, and excellent shopping. Area 75 includes South Bellevue, which still contains major retail, such as Factoria, and large office buildings, particularly along the I-90 corridor. Factoria is a

major shopping district that offers restaurants, grocery stores, services, and retail (including Factoria Mall). More modest and smaller shopping centers and office buildings are scattered in the Lake Hills, and Crossroads areas of Bellevue.

The neighborhoods of Newport Hills and Newcastle occupy the hills Southeast of Bellevue at the interchange of I-90 and 405. There are tree-lined established neighborhoods sandwiched between many new higher end housing developments and the exquisite Golf Club at Newcastle that was built over an old coal mine. Both these vicinities have their own neighborhood shopping centers with Newcastle being superior in quality and quantity of stores.

Renton has been a key Puget Sound employment center for industries such as Boeing and Paccar, though the departure of many jobs will certainly have an impact on the economic outlook of this city and the region in general. The city has more than 30 city parks and recreational facilities, professional and community theater groups, a renovated historical museum, and a senior activity center. Renton Highlands has a great deal of commercial properties consisting of retail, restaurants, industrial sites, and an abundance of multi-family units. Along Sunset Boulevard, many buildings appear aged and some are being renovated or replaced altogether. NE 4th St has seen a substantial increase of new neighborhood shopping centers that include many conveniences such as quality grocery stores, coffee houses, and video stores to service the considerable addition of new single-family homes in this area. A new ice skating rink has also been constructed.

Small town ambiance seems to make a permanent home in old Issaquah, a city with turn of the century origins, very desirable. Issaquah residents enjoy great restaurants, live theater, wineries, a Saturday public market, a historic depot, and a chocolate factory. Visitors come to explore the Issaquah Alps, a zoological park, and a salmon hatchery that has recently experienced a remarkable renovation. Cougar, Tiger, and Squaw Mountains attract hikers and nature observers. The most dynamic retail and office space is now located on Gilman Boulevard and North of I-90. Old downtown Issaquah consists more of freestanding retail buildings (frequently under 2,000 SF) and modest office buildings occupied by small business owners rather than large chain industries.

Physical Inspection Area:

One neighborhood in Area 75 was physically inspected. The neighborhood was 75-20, the Factoria area of South Bellevue. Most commercial structures in Factoria were built in the 1980's and 1990's. The single biggest change in this area consisted of tenant roll over as this area is still young with modern amenities.

Preliminary Ratio Analysis

A Preliminary Ratio Study was done in December of 2001. The study included sales of improved parcels and showed a COV of 16.07 %.

The study was also repeated after application of the 2002 recommended values. The results are included in the validation section of this report, showing a change in the COV from 16.07 % to 17.30 %. This adjustment is primarily due to changing market conditions such as higher vacancy rates.

Scope of Data

Land Value Data:

Vacant sales from 1/98 to 12/01 were given primary consideration for valuing land.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. Calling the purchaser or seller, inquiring in the field, or calling the real estate agent verified all sales if possible. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

Land Value

Land Sales, Analysis, Conclusions

In analyzing the land sales of Area 75, the market has shown appreciation of values in each neighborhood. Land increases were made to accommodate market appreciation.

Sales from 1/1998 to 12/2001 were used to determine indicated market ranges for each neighborhood based on zoning. In some neighborhoods, due to the lack of recent sales, older sales and sales from adjacent neighborhoods were considered.

The recommended land value for the 2002-assessment year (taxes payable in 2003) results in an overall average change from the 2001-assessment year of 11.26%. The total assessed land value for the 2001 assessment year for Area 75 was \$801,575,300 and the total recommended land assessed value for the 2002 assessment year is \$891,817,300. This is primarily due to value increases for neighborhoods 30 Bellevue/I-90 Corridor, 83 South Downtown Bellevue, 85 Lake Hills, and 86 Crossroads.

Area 75-10: Mercer Island

There were no new commercial land sales on Mercer Island. Of the sales for vacant land occurring in the last few years on Mercer Island, land values range around \$25.00 per square foot for commercially zoned property. Parcel # 082405-9045 is zoned B (Business) and sold for \$25.61 per square foot. It is part of a synagogue on E. Mercer Way and I 90. Parcel # 302405-9227 had been part of the Greenwood Village Shopping Center in the south end. It was subsequently segmented into 15 lots and each one sold for \$225,000 as a single-family parcel.

Multi-Family zoned land (condominiums and apartments) was valued between \$18 and \$20 per Square Foot, depending on location.

Parcel Number	Sale Date	Sale Price	Lot Size	Zoning	Neighborhood	Price/SqFt
082405-9045	Feb-99	\$ 810,000	31,634	B	NE Mercer Island	\$ 25.61
302405-9227	May-00	\$1,800,000	49,638	SFR	South Mercer Island	\$ 36.26

The average increase for land on Mercer Island is 5.58% over last year's value.

Areas 75-20 Factoria, 75-30 Bellevue/I-90 Corridor, 75-83 South Downtown Bellevue, 75-85 Lake Hills, & 75-86 Crossroads

A healthy amount of new construction was incorporated into the tax rolls in 2001: new offices, retail, childcare centers. Some former commercial parcels were still being broken up and turned into single-family lots. The previous land values were sustained because there was no indication that these land values had declined through new land sales.

Factoria continues to be the major commercial force in south Bellevue with abundant offices, retail, and services. The population density in this area has continued to increase due to the addition, not only of single-family homes, but also of apartment and condominium buildings.

Parcel Number	Sales Date	Sales Price	Price/SqFt	Lot Size	Zone	Neighborhood
162405-9032	Mar-00	\$ 253,500	\$ 3.31	76,594	R-5	Factoria
254060-0010	Jul-99	\$ 675,000	\$ 7.73	87,343	R10/C	Factoria
162405-9198	Jan-99	\$ 250,000	\$ 19.91	12,555	R30	Factoria
162405-9311	Jun-98	\$ 1,250,000	\$ 19.12	65,370	RM1800P	Factoria
331650-0050	Apr-99	\$ 515,000	\$ 11.84	43,509	O	Crossroads
112405-9032	Jan-98	\$ 1,764,500	\$ 7.65	230,548	OU	I-90 Corridor
032405-9016	Jan-98	\$ 388,500	\$ 8.43	46,075	OU	Lake Hills
813530-0060	Jul-98	\$ 15,889,555	\$ 13.62	1,167,647	OLB	1-90 Corridor
883990-0037	Jul-99	\$ 180,000	\$ 10.36	17,376	CB	Crossroads
220150-1406	May-00	\$ 475,000	\$ 21.30	22,300	CB	Eastgate
042405-9010	Jan-00	\$ 2,000,000	\$ 19.79	101,081	L1/C	SW Bellevue
102405-9034	Mar-01	\$ 1,600,000	\$ 11.37	140,689	L1	Kamber Rd
883890-0191	Mar-00	\$ 210,000	\$ 8.07	26,015	R-5	Bellevue
032405-9050	Sep-00	\$ 700,000	\$ 6.51	107,523	R-5	Lake Hills
220550-0620	Dec-98	\$ 600,000	\$ 24.39	24,600	RM900	I-90 Corridor
022405-9068	Feb-00	\$ 960,000	\$ 24.22	39,640	R-15	Bellevue
883990-0037	Feb-99	\$ 180,000	\$ 10.36	17,376	R-20	Crossroads
032405-9102	Feb-00	\$ 115,000	\$ 9.64	11,927	R20C	Bellevue

The overall increase in this area is 17.24 %.

Areas 75-50 Old Downtown Issaquah & 75-70 South Issaquah/Maple Valley/ Newcastle/Kennydale

Old Issaquah continues to expand but primarily with new multi-housing units, apartments and condominiums.

Multi-family zoning, MF-M is selling for as much as \$20.67 per SF in close proximity to Gilman Blvd on a parcel with a mobile home. Both, multi-family and commercial property values, diminish considerably the further south one moves away from Gilman Blvd. Multi-family zoning was valued between \$6 and \$16 per SF depending on location, lot size, and other pertinent factors such as sensitive areas and topography.

Area	Parcel Number	Sales Date	Sales Price	Price per SqFt	Lot Size	Zone	Neighborhood
75-50	884430-0080	Apr-01	\$ 248,000	\$ 20.67	12,000	MF-M	Issaquah
75-50	527910-0647	Nov-99	\$ 235,000	\$ 14.46	16,250	R	I-90/Iss
75-50	272406-9048	Mar-01	\$ 900,000	\$ 24.30	37,044	R	E Issaquah
75-70	202406-9107	Mar-98	\$ 625,000	\$ 6.57	95,112	PO	I-90Corridor
75-70*	202406-9034	Jan-98	\$ 914,850	\$ 9.00	101,662	DevDis	I-90Corridor
75-70*	202406-9066	Dec-98	\$ 450,000	\$ 3.85	116,740	DDis3	I-90Corridor
75-70	413941-0230	May-00	\$ 700,000	\$ 9.76	71,717	GC	Lakemont
75-70*	292405-9015	May-00	\$ 6,500,000	\$ 7.43	875,000	POR	Kennydale
75-70	242405-9043	Apr-01	\$ 1,500,000	\$ 4.52	331,927	R1	Newcastle
75-70	334330-0646	Jul-00	\$ 564,000	\$ 5.37	104,980	R6	Newport Hills
75-70	262405-9030	Feb-98	\$ 2,245,695	\$ 6.74	333,234	R7.5	Lakemont/I-90
75-70	282405-9009	Dec-00	\$ 300,000	\$ 5.12	58,648	RS-6	Newcastle

Parcels with wetlands vary in price between \$3.85 up to \$9 per SF as demonstrated by parcels #202406-9034 and 202406-9066. These parcels have delineated wetlands; the building potential varies greatly from site to site.

The City of Issaquah has put restrictions on commercial development due to inadequate water availability. On December 15, 2000, the Issaquah City Council approved construction of a water reservoir with a capacity of 2.1 million gallons. The water problem may be rectified in the near future. The land values still seem unaffected by concurrency problems since we have not seen a decrease in prices. Issaquah has also restricted building due to traffic concurrency restrictions. Many undeveloped parcels have been impacted and will be issued permits based on the number of trips per day generated by the residents rather than being developed to the maximum capacity allowed by the zoning.

Port Quendall, parcel #292405-9015, on the Renton/Kennydale waterfront is a contaminated property that was due to be developed in the future with offices, condominiums, and retail. However; at this time, development has been put on hold as negotiations have broken down. Clean up costs could be upwards of \$40 million dollars.

Multi-Family zoned land in Kennydale was valued \$3 to \$5 per SF depending on location, and other important factors such as sensitive areas and topography problems. Many of these lots are quite steep and require extensive development costs and site preparation.

The overall land assessment in Issaquah increased by an average of 5.96 % in these neighborhoods.

Area 75-60: Renton Highlands

Renton continues to expand with a great deal of new construction on NE 4th. This area now enjoys many amenities similar to south Bellevue such as quality supermarkets, coffee houses, restaurants, a new post office, and other convenient services. The Renton Highlands have benefited due to its close proximity to Bellevue, Issaquah, and the rest of the Eastside. Recent Boeing layoffs, however, create an uncertain future. Many of the recently improved parcels have been developed with office space, retail, and multi-family projects.

Multi-Family parcels in the Renton Highlands were valued \$5 and \$7 per SF, depending on location, lot size.

Commercially zoned (CN, CS, CC, CA) parcels were valued between \$8.00 and \$12.00 per sq. ft., depending on location (i.e., whether it was on a more desirable corner or on/off the arterial). .

Parcel #172305-9171, a former gravel pit, has been cleared to be developed into single-family residential lots. It sold most recently for \$4.83 per square foot.

The **Kennydale** area of Renton had sales that were almost all zoned multi-family. The prices range from \$1.61 per SF up to \$10.87. The lowest prices were seen for rather steep parcels of land that involved high development costs. They are zoned MF (multi-family) and RM1.

Here, the average increase in assessed land values, from 2001 to the 2002 roll year, was 8.92%.

Parcel Number	Sales Date	Sales Price	Price/SqFt	Lot Size	Zone	Neighborhood
092305-9197	Dec-99	\$ 275,000	\$ 8.33	33,000	CB	Highlands
092305-9050	Jun-99	\$ 439,500	\$ 8.29	53,013	CB	Highlands
042305-9155	Feb-00	\$ 250,000	\$ 14.66	17,059	CB	Highlands
032305-9283	May-98	\$ 100,000	\$ 8.35	11,970	CN	Highlands
518210-0031	Aug-99	\$ 1,550,000	\$ 11.05	140,330	CS	Highlands
092305-9241	Apr-01	\$ 200,000	\$ 9.96	20,072	CS	Highlands

102305-9012	Jun-01	\$ 475,000	\$ 8.00	99,148	CS	Highlands
092305-9103	Nov-01	\$ 2,100,000	\$ 8.25	254,667	CS	Highlands
162305-9120	Feb-98	\$ 165,000	\$ 4.32	38,224	MF1	Highlands
032305-9101	Mar-98	\$ 55,000	\$ 4.52	12,160	MR	Highlands
162305-9062	Aug-01	\$ 1,250,000	\$ 3.82	327,136	MR	Highlands
032305-9028	Mar-99	\$ 825,000	\$ 3.16	261,360	LD Multi	Highlands
042305-9062	Apr-00	\$ 203,000	\$ 9.22	22,029	R-8	Highlands
162305-9061	Oct-01	\$ 4,320,000	\$ 4.83	894,694	R-10	Highlands
102305-9148	Apr-98	\$ 750,000	\$ 5.78	129,826	R-14	Highlands
311990-0065	Sep-99	\$ 130,900	\$ 3.50	37,400	RM-1	Highlands
172305-9171	Apr-00	\$ 5,813,000	\$ 0.79	7,349,935	RMH	Highlands
052305-9036	Mar-00	\$ 497,858	\$ 1.67	297,758	MF	Kennydale
052305-9039	Mar-00	\$ 344,295	\$ 1.61	213,865	MF	Kennydale
229650-0200	Jun-99	\$ 5,738,801	\$ 10.87	515,253	RM1	Kennydale
334450-0445	Feb-01	\$ 160,000	\$ 4.54	35,255	RM-1	Kennydale

Improved Parcel Total Values:

Sales comparison approach model description

The model for sales comparison was based on four data sources from the Assessor's records; occupancy codes, age, condition and size. There were 87 improved sales in Area 75 considered fair market transactions reflective of market conditions. These sales were organized into market segments based on predominate use. Based on a sales analysis, each segment reflected a market price per square foot of net rentable area. These sales price ranges served to establish a general upper and lower market boundary for the various property types within each subject area.

The market segments in Area 75 are generally the following property types with the sales price per square foot of net rentable area:

Office	\$66.28 to \$366.15 Per Sq. Ft.	Median Sales Price - \$182.93 Per Sq.Ft.
Retail	\$63.00 to \$401.39 Per Sq. Ft.	Median Sales Price - \$153.06 Per Sq.Ft.
Warehouse/Industrial	\$77.21 to \$106.90 Per Sq. Ft	Median Sales Price - \$91.67 Per Sq. Ft.

Sales comparison calibration

The search for comparable sales was within each geographic neighborhood and expanding to include the surrounding neighborhoods within the geographic area. Location, quality and effective age were factors considered for adjustment.

Cost approach model description

The Marshall & Swift Commercial Estimator was used to automatically calculate cost estimates for all properties. Cost estimates were relied upon in almost every instance of exempt properties including schools, churches, fire stations and public utility buildings, and served also as value indicators for new construction projects. Cost estimates were also relied upon for special use properties where no income data or market data exists.

Cost calibration

The Marshall & Swift Valuation modeling system built into the Real Property Application is calibrated to the western region and the Seattle area. Depreciation is also based on studies done by Marshall & Swift Valuation Service.

Income capitalization approach model description

Economic income information was collected predominately from the market place. Other sources of income information, include but are not limited to, sales reporting services such as: 'Comps', data collected in the field (both asking and actual rates), fee appraisals, journals and publications. Economic income tables were developed to perform an income approach for properties in Area 75. Tables were created for retail, office, medical/dental office, service garage, warehouses, light industrial, and supermarkets. A 'no income' table was created to include those properties where the income approach is not applicable such as, exempt properties including schools, churches, fire stations and public utility buildings. In addition, no income approach was developed for those special use properties where no income information exists.

Income approach calibration

The tables were calibrated after setting economic rents, vacancy, expenses and capitalization rates by using adjustments based on size, effective age, and construction quality as recorded in the Assessor's records.

The tables used are included in the addenda of this report. The following is a brief summary of the rents and rates used in this revalue for the major property types.

Property Type	Typical Rent	Rent Range	Expense Range	Cap Rate Range
Office	\$12 to \$26	\$10 to \$30	\$5.50 to \$6.50	8.75% to 11%
Smaller Retail	\$12 to \$24	\$8 to \$28	10% to 15%	9.00% to 11%
Larger Retail	\$8 to \$18	\$6 to \$20	10% to 15%	9.00% to 11%
Warehouse/Industrial	\$4 to \$5	\$2.64 to \$7.50	10% to 15%	9.00% to 11%
Service Garage	\$6.5 to \$8	\$6 to \$13	10% to 15%	9.00% to 11%

Vacancy and credit loss for office buildings was calculated as follows:

NRA less than 5,000 SF at 5%

NRA between 5,001 SF and 19,999 SF at 7%

NRA between 20,000 SF and 49,999 at 8%

NRA between 50,000 SF and 79,999 SF at 10%

NRA over 80,000 SF at 12%

Vacancy for retail was calculated as follows:

NRA less than 5,000 SF at 5%

NRA greater than 5,000 SF at 10%

Vacancy and collection loss for all other property types were computed at 5%.

Reconciliation and or validation study of calibrated value models including ratio study of hold out samples.

The area appraisers for correctness of the table application individually reviewed all parcels before final value selected. Each appraiser can adjust any or all of the factors used to establish value by the model. The market rents as established by the income model were used as a guide in establishing the market rental rates used. The market rental rate applied varies somewhat but falls within an acceptable range of variation from the established guideline. The Senior Appraisers reviewed final value selects before posting.

Model Validation

Total Value Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust by particular characteristics and conditions as they occur in the valuation area.

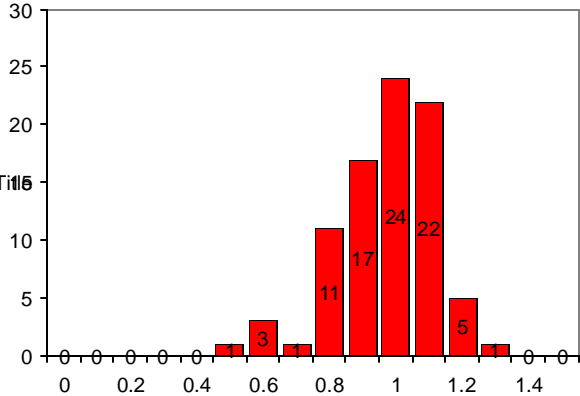
The new assessment level is 93.9%. This figure reflects changing market conditions and higher vacancy rates which are now prevalent in commercial properties. The standard statistical measures of valuation performance are within IAAO guidelines and are presented both in the Executive Summary and in the 2001 and 2002 Ratio Analysis charts included in this report.

The total assessed value for the 2001 assessment year for area 75 was \$1,847,366,000. The total recommended assessed value for the 2002 assessment year is \$1,894,776,500.

Application of these recommended values for the 2002 assessment year (taxes payable in 2003) results in an average total change from the 2002 assessments of +2.5%. This increase is due partly to new construction and development of land.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept on the 8th floor of the King County Administration Office.

Present Improvement Value Calculation for Area 75

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:
East Crew	1/1/2001	4/16/2002	1/1/99 - 03/31/02
Area	Appr ID:	Prop Type:	Trend used?: Y / N
75	RUPE	Improvement	N
SAMPLE STATISTICS			
Sample size (n)	85	<div><div>Ratio Frequency</div></div>	
Mean Assessed Value	2,741,500		
Mean Sales Price	2,848,200		
Standard Deviation AV	5,537.667		
Standard Deviation SP	5,722.037		
ASSESSMENT LEVEL			
Arithmetic mean ratio	0.921		
Median Ratio	0.970		
Weighted Mean Ratio	0.963		
UNIFORMITY			
Lowest ratio	0.4684		
Highest ratio:	1.2093		
Coefficient of Dispersion	11.48%		
Standard Deviation	0.1481		
Coefficient of Variation	16.07%		
Price-related Differential	0.96		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.894		
Upper limit	0.995		
95% Confidence: Mean		<div>These figures reflect present ratios, 2002 values.</div>	
Lower limit	0.890		
Upper limit	0.953		
SAMPLE SIZE EVALUATION			
N (population size)	770		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.1481		
Recommended minimum:	34		
Actual sample size:	85		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	36		
# ratios above mean:	49		
z:	1.301582747		
Conclusion:	Normal*		
*i.e., no evidence of non-normality			

Merge Improvement Ratio Calculation for Area 75

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:																				
East Crew	1/1/2002	4/18/2002	1/1/99 - 03/31/02																				
Area	Appr ID:	Prop Type:	Trend used?: Y / N																				
75	RUPE	Improvement	N																				
SAMPLE STATISTICS																							
Sample size (n)	85	<div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.6-0.7</td><td>3</td></tr><tr><td>0.7-0.8</td><td>6</td></tr><tr><td>0.8-0.9</td><td>10</td></tr><tr><td>0.9-1.0</td><td>38</td></tr><tr><td>1.0-1.1</td><td>15</td></tr><tr><td>1.1-1.2</td><td>6</td></tr><tr><td>1.2-1.3</td><td>3</td></tr><tr><td>1.3-1.4</td><td>2</td></tr><tr><td>1.4-1.5</td><td>2</td></tr></tbody></table>		Ratio	Frequency	0.6-0.7	3	0.7-0.8	6	0.8-0.9	10	0.9-1.0	38	1.0-1.1	15	1.1-1.2	6	1.2-1.3	3	1.3-1.4	2	1.4-1.5	2
Ratio	Frequency																						
0.6-0.7	3																						
0.7-0.8	6																						
0.8-0.9	10																						
0.9-1.0	38																						
1.0-1.1	15																						
1.1-1.2	6																						
1.2-1.3	3																						
1.3-1.4	2																						
1.4-1.5	2																						
Mean Assessed Value	2,673,800																						
Mean Sales Price	2,848,200																						
Standard Deviation AV	5,338,622																						
Standard Deviation SP	5,722,037																						
ASSESSMENT LEVEL																							
Arithmetic mean ratio	0.978	These figures reflect the new improved merged values for 2003.																					
Median Ratio	0.975																						
Weighted Mean Ratio	0.939																						
UNIFORMITY																							
Lowest ratio	0.5555																						
Highest ratio:	1.6000																						
Coefficient of Dispersion	11.39%																						
Standard Deviation	0.1692																						
Coefficient of Variation	17.30%																						
Price-related Differential	1.04																						
RELIABILITY																							
95% Confidence: Median																							
Lower limit	0.953																						
Upper limit	0.995																						
95% Confidence: Mean																							
Lower limit	0.942																						
Upper limit	1.014																						
SAMPLE SIZE EVALUATION																							
N (population size)	770																						
B (acceptable error - in decimal)	0.05																						
S (estimated from this sample)	0.1692																						
Recommended minimum:	43																						
Actual sample size:	85																						
Conclusion:	OK																						
NORMALITY																							
Binomial Test																							
# ratios below mean:	47																						
# ratios above mean:	38																						
z:	0.867721831																						
Conclusion:	Normal*																						
*i.e., no evidence of non-normality																							

Improvement Sales for Area 075 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
075	010	265550	0110	25,629	1752578	\$5,250,000	05/08/00	\$204.85	GLOBE BLDG	CO	1	2	
075	010	531510	1440	12,237	1826770	\$2,550,000	06/29/01	\$208.38	KEY BANK	B	1	2	
075	010	545230	0455	9,832	1819816	\$3,600,000	05/14/01	\$366.15	ISLAND CREST CENTER	B	1	2	
075	010	545230	0640	14,688	1684409	\$3,225,000	05/12/99	\$219.57	ONE MERCER PLAZA	B	1	2	
075	010	545900	0450	11,106	1730552	\$1,975,000	12/30/99	\$177.83	FIRST MERCER BLDG	R2	1	2	
075	020	162405	9028	40,624	1740612	\$6,369,000	02/25/00	\$156.78	FACTORIA PLACE	RM900P	1	2	
075	020	162405	9195	1,350	1685623	\$300,000	05/14/99	\$222.22	ANIMAL CLINIC OF FACTORIA	RM900P	1	2	
075	020	162405	9313	7,812	1770742	\$1,300,000	08/11/00	\$166.41	KINDER CARE LEARNING CTR	RM1800P	1	2	
075	020	545330	0250	34,200	1718859	\$3,386,100	10/25/99	\$99.01	H W BAKER LINEN CO	LI	1	2	
075	020	607340	0160	0	1740632	\$49,000	03/10/00	\$0.00	NEWPORT YACHT BASIN		1	2	
075	020	607340	0220	0	1837748	\$48,000	08/24/01	\$0.00			1	2	
075	020	607340	0250	0	1801342	\$31,000	02/13/01	\$0.00		OU	1	2	
075	020	607340	0330	0	1795666	\$33,000	01/01/01	\$0.00			1	2	
075	020	607340	0660	0	1787825	\$30,000	11/16/00	\$0.00		OU	1	2	
075	020	607340	1050	0	1838602	\$45,000	08/24/01	\$0.00			1	2	
075	020	607340	1110	0	1796219	\$65,000	01/10/01	\$0.00		OU	1	2	
075	020	607340	1120	0	1771895	\$60,000	08/21/00	\$0.00	NEWPORT YACHT BASIN	OU	1	2	
075	020	607340	1410	0	1790209	\$43,500	11/28/00	\$0.00		OU	1	2	
075	020	607340	1420	0	1731218	\$28,750	01/10/00	\$0.00	NEWPORT YACHT BASIN		1	2	
075	020	607340	1430	0	1790198	\$21,500	11/28/00	\$0.00		OU	1	2	
075	020	607340	1470	0	1750148	\$30,000	04/27/00	\$0.00	NEWPORT YACHT BASIN	OU	1	2	
075	020	607340	1610	0	1739345	\$28,500	03/01/00	\$0.00	NEWPORT YACHT BASIN		1	2	
075	020	607340	1720	0	1739085	\$28,000	03/01/00	\$0.00	NEWPORT YACHT BASIN		1	2	
075	020	607340	2090	0	1820932	\$55,000	05/25/01	\$0.00		OU	1	2	
075	020	607340	2350	0	1809671	\$54,000	04/01/01	\$0.00		OU	1	2	
075	020	607340	2390	0	1774835	\$42,500	08/25/00	\$0.00		OU	1	2	
075	020	607340	2500	0	1732110	\$42,000	01/14/00	\$0.00	NEWPORT YACHT BASIN		1	2	
075	020	607340	2530	0	1731882	\$37,800	01/14/00	\$0.00	NEWPORT YACHT BASIN		1	2	
075	020	607340	3140	0	1810882	\$28,000	04/06/01	\$0.00		OU	1	2	
075	020	607340	3190	0	1745273	\$21,000	04/03/00	\$0.00	NEWPORT YACHT BASIN		1	2	
075	020	607340	3390	0	1795660	\$25,000	12/27/00	\$0.00		OU	1	2	
075	020	607340	3640	0	1819232	\$28,000	05/25/01	\$0.00		OU	1	2	
075	020	607340	3660	0	1757653	\$22,500	06/05/00	\$0.00			1	2	
075	020	607341	0270	0	1863621	\$68,000	01/14/02	\$0.00		R2.5	1	2	
075	020	607341	0400	0	1868424	\$68,000	02/14/02	\$0.00		OU	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
075	030	102405	9108	26,600	1665902	\$4,510,000	02/04/99	\$169.55	I-90 PARK PLAZA	OLB	1	2	
075	030	102405	9131	82,000	1809025	\$15,000,000	03/30/01	\$182.93	EASTPOINTE PLAZA	OLB	1	2	
075	030	112405	9015	86,128	1752987	\$17,500,000	05/15/00	\$203.19	US WEST BUSINESS CTR	O/C	1	2	
075	030	112405	9016	101,193	1749713	\$19,500,000	04/26/00	\$192.70	HEWLETT PACKARD CO	OLB	1	2	
075	030	112405	9092	31,070	1719536	\$2,560,000	11/01/99	\$82.39	SUNSET BOWLING LANES	CB	1	2	
075	030	128359	0010	85,482	1774775	\$20,525,000	08/30/00	\$240.11	C C & F CENTER BLDG	OLB/C	2	2	
075	030	128360	0040	49,176	1671634	\$7,092,786	03/04/99	\$144.23	NCR CORPORATION	O/C	1	2	
075	030	128362	0070	128,304	1755516	\$27,700,000	05/26/00	\$215.89	CABOT PLAZA I	OLB/C	2	2	
075	030	431980	0010	65,609	1723982	\$13,368,000	11/29/99	\$203.75	LINCOLN EXECUTIVE CENTER III	LI/C	2	2	
075	030	431980	0030	129,187	1723980	\$23,412,000	11/29/99	\$181.23	LINCOLN EXECUTIVE CENTER I	O	4	2	
075	030	431980	0060	82,986	1723981	\$15,870,000	11/29/99	\$191.24	LINCOLN EXECUTIVE CTR II	OLB	1	2	
075	030	545330	0148	14,734	1687260	\$1,575,000	05/21/99	\$106.90	FACTORIA PARK	LI	2	2	
075	050	235430	0710	600	1753335	\$174,354	05/11/00	\$290.59		MF-H	1	2	
075	050	272406	9018	4,584	1709787	\$415,000	09/10/99	\$90.53	IOOF BLDG	CBD	1	2	
075	050	282406	9030	9,915	1664817	\$900,000	01/21/99	\$90.77	545 RAINIER BUILDING	BCRT	1	2	
075	050	282406	9043	924	1810585	\$155,000	04/02/01	\$167.75	SINGLE FAMILY RESIDENCE	MF-M	1	2	
075	050	282406	9056	3,180	1775536	\$280,000	09/07/00	\$88.05	FISCHER BROS CHOICE MEATS	CBD	1	2	
075	050	282406	9067	1,976	1750353	\$295,000	04/22/00	\$149.29	STUDIO 185	CBD	1	2	
075	050	282406	9147	7,200	1730589	\$815,000	12/28/99	\$113.19	FARMERS INSUR & FRONT ST PHOTO	MF-M	1	2	
075	050	282406	9222	1,128	1809445	\$300,000	03/25/01	\$265.96		MF-M	1	2	
075	050	527910	1280	2,610	1784139	\$225,000	10/25/00	\$86.21	SFR & STG	MF-H	1	2	
075	050	760060	0005	2,232	1856743	\$206,000	12/05/01	\$92.29	RETAIL	CBD	2	2	
075	050	760060	0065	3,720	1831617	\$580,000	07/26/01	\$155.91	ISSAQUAH FLORAL MASONRY	CBD	1	2	
075	060	032305	9024	3,050	1804490	\$440,000	03/01/01	\$144.26	SUNRISE FAMILY DENTAL CENTER	CN	1	2	
075	060	032305	9028	2,360	1677813	\$825,000	03/25/99	\$349.58	FIR GROVE MOBILE HOME PK	RM.9	1	2	
075	060	032305	9191	4,080	1700103	\$315,000	07/26/99	\$77.21	J.A.AMERICA AUTO SALES & DETAIL	CN	1	2	
075	060	042305	9145	1,800	1796655	\$330,000	01/02/01	\$183.33	SUNSET PET CLINIC	CB	1	2	
075	060	042305	9169	2,792	1835596	\$285,000	08/14/01	\$102.08	SECURITY DESIGN	CB	1	2	
075	060	042305	9237	9,650	1667764	\$1,000,000	02/11/99	\$103.63	SIERRA HEIGHTS BAPTIST CHURCH	SF	2	2	
075	060	092305	9050	2,747	1690513	\$439,300	06/07/99	\$159.92	VINYARDS RESTAURANT	CB	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
075	060	092305	9198	2,011	1855127	\$2,100,000	11/15/01	\$1,044.26	REPAIR SHOP AND SFR		2	2	
075	060	102305	9012	0	1828234	\$475,000	06/27/01	\$0.00		CS	1	2	
075	060	102305	9128	41,431	1793479	\$2,610,000	12/19/00	\$63.00	FACTORY 2U PARTY UNIVERSE		1	2	
075	060	102305	9146	6,302	1715284	\$562,887	10/07/99	\$89.32	RENTON GOSPEL CHAPEL	SF	1	2	
075	060	102305	9351	19,280	1691425	\$7,738,725	06/14/99	\$401.39	HIGHLAND'S MARKETPLACE	CB	3	2	
075	060	152305	9071	1,060	1770418	\$375,000	08/07/00	\$353.77	REAL ESTATE OFFICE	CB	1	2	
075	060	172305	9171	0	1750719	\$5,813,000	04/28/00	\$0.00	VACANT LAND	RMH	8	2	
075	060	516970	0050	2,400	1851223	\$300,000	10/22/01	\$125.00	7 - ELEVEN STORE	CN	1	2	
075	060	518210	0013	7,544	1738749	\$500,000	02/15/00	\$66.28	UNION SQUARE BUSINESS PARK	CB	1	2	
075	060	722780	1406	5,348	1773801	\$480,000	08/25/00	\$89.75	POST OFFICE	CB	1	2	
075	060	722790	0075	13,416	1690511	\$1,110,500	06/02/99	\$82.77	WASHINGTON STATE OFFICE BLDG	CB	1	2	
075	060	722790	0095	2,640	1698226	\$300,000	07/09/99	\$113.64	THE JEWELRY EXCHANGE	CB	1	2	
075	070	062306	9027	6,000	1668865	\$550,000	02/23/99	\$91.67	QUARRY SHOP & OFFICE	QM	2	2	
075	070	063810	0220	11,760	1797279	\$420,000	01/17/01	\$35.71	RIDING STABLE	SR15.0	2	2	
075	070	132405	9109	7,896	1699395	\$1,508,921	07/21/99	\$191.10	WASH INTERSCHOLASTIC ACTIVITIES	RM1800	1	2	
075	070	282405	9009	0	1793560	\$300,000	12/21/00	\$0.00	KING CO WATER DISTRICT #107	RS-	1	2	
075	083	042405	9030	11,455	1666879	\$1,635,000	02/08/99	\$142.73	BANNERWOOD OFFICE BLDG	OU	1	2	
075	085	032405	9050	2,131	1779967	\$700,000	09/29/00	\$328.48	VET CLINIC	R5	2	2	
075	085	883890	0274	2,400	1708526	\$487,500	08/30/99	\$203.13	WONDER BAKERY THRIFTSHOP	NB	1	2	
075	086	331650	0065	38,665	1687162	\$6,045,000	05/17/99	\$156.34	CROSSROADS OFFICE PARK	O	3	2	
075	086	352505	9063	13,720	1761337	\$2,100,000	06/23/00	\$153.06	CROSSROADS STATION	CB	1	2	
075	086	403740	0725	62,197	1765433	\$6,375,000	06/19/00	\$102.50	LAKE HILLS SHOPPING CENTER	CB/C	3	2	

Vacant Sales for Area 075 with Sales Used

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
075	010	082405	9045	31,634	1668506	\$810,000	02/19/99	\$25.61	HERZL-NER TAMID CONSERVATV CONGR	B	1	2	
075	020	162405	9198	12,555	1661009	\$250,000	01/04/99	\$19.91	VACANT LAND	R30	1	2	
075	020	162405	9198	12,555	1850639	\$450,000	10/25/01	\$35.84	VACANT LAND	R30	1	2	
075	030	102405	9034	140,689	1806727	\$1,600,000	03/07/01	\$11.37	ABANDONED RES		2	2	
075	030	220150	1406	22,300	1753396	\$475,000	05/12/00	\$21.30	VACANT LAND		1	2	
075	050	272406	9048	37,044	1807497	\$900,000	03/20/01	\$24.30		R	1	2	
075	050	527910	0647	16,250	1721921	\$235,000	11/12/99	\$14.46	VACANT MULTIPLE LAND	R	3	2	
075	060	042305	9062	22,029	1745809	\$203,000	04/03/00	\$9.22	VACANT LAND	R-8	1	2	
075	060	042305	9155	17,059	1739386	\$250,000	02/29/00	\$14.66	VACANT LAND	CB	1	2	
075	060	052305	9036	297,758	1741865	\$497,858	03/17/00	\$1.67	FUTURE APT. COMPLEX	MF	6	2	
075	060	052305	9039	213,865	1741868	\$344,295	03/17/00	\$1.61	FUTURE APT. COMPLEX	MF	1	2	
075	060	092305	9197	33,000	1730235	\$275,000	12/30/99	\$8.33	VACANT SERVICE STATION-LAND SALE	CB	1	2	
075	060	162305	9062	327,135	1835832	\$1,250,000	08/02/01	\$3.82	VAC LAND		1	2	
075	060	229650	0200	515,253	1693424	\$5,600,000	06/23/99	\$10.87	MOBILE HOME COURT		1	2	
075	060	311990	0065	37,400	1713787	\$130,900	09/23/99	\$3.50	VACANT LAND	RM-1	1	2	
075	060	334450	0445	35,255	1800622	\$160,000	02/12/01	\$4.54		RM-1	1	2	
075	060	518210	0031	140,330	1707026	\$1,550,000	08/06/99	\$11.05		CS	1	2	
075	070	242405	9043	331,927	1813978	\$1,500,000	04/25/01	\$4.52		R1	1	2	
075	070	334330	0646	104,980	1768673	\$564,000	07/27/00	\$5.37		R6	1	2	
075	070	413941	0230	71,717	1753534	\$700,000	05/16/00	\$9.76		GC	1	2	
075	083	042405	9010	101,081	1734096	\$2,000,000	01/26/00	\$19.79	BERKEY CONSTRUCTION	LI/C	1	2	
075	085	022405	9068	39,640	1738352	\$960,000	02/14/00	\$24.22	VACANT LAND	R-15	1	2	
075	085	032405	9102	11,927	1742538	\$115,000	02/25/00	\$9.64	VACANT LAND	R20C	1	2	
075	086	331650	0050	43,509	1680682	\$515,000	04/16/99	\$11.84	SPIRITUAL ASSEMBLY OF BAHAIS	O	1	2	
075	086	883990	0037	17,376	1669569	\$180,000	02/19/99	\$10.36	VACANT/TO BE KENSINGTON SQUARE	R-	1	2	
075	086	883990	0037	17,376	1707390	\$180,000	07/27/99	\$10.36	VACANT/ TO BE KENSINGTON SQUARE	CB	1	2	

Exception Parcels

Area	Nbhd	Major	Minor	PropName	NoteText
75	10	072405	9084	PARKING FOR MINOR 0137	Assoc parcel
75	10	082405	9045	PARKING FOR CHURCH	Assoc parcel
75	10	122404	9071	P.N.B. EXCHANGE BLDG	Excess Land
75	10	122404	9111	PARKING	Associated with -9110
75	10	151560	0010	HERZEL-NER-TALMID CONGREG	Assoc parcel
75	10	210700	0010	CHURCH PARKING	Associated with 151560-0010
75	10	217450	2450	CRAFT GUILD	Value in land. Minimal imp value.
75	10	265550	0057	OFFICE	Excess Land
75	10	265550	0065	HONEYWELL	Excess Land
75	10	265550	0075	MERCER ISLAND CITY HALL	Excess Land
75	10	265550	0137	JEWISH COMM CENTER	Assoc parcel
75	10	302405	9111	KING CO FIRE STATION	Excess Land
75	10	302405	9225	RETAIL BUILDING	Excess Land
75	10	531510	0165	OFFICE	Excess Land
75	10	531510	0166	ANTIQUES (CONV RES)	Excess Land
75	10	531510	0445	DENTAL CLINIC	Excess Land
75	10	531510	1165	POST OFFICE	Excess Land
75	10	531510	1206	OFFICES	Excess Land
75	10	531510	1219	BASKINS & ROBINS	Excess Land
75	10	531510	1235	TULLY'S COFFEE SHOP	Excess Land
75	10	531510	1236	FOUR SEASONS CLEANERS	Excess Land
75	10	531510	1325	SMALL OFFICE & RETAIL	Excess Land
75	10	531510	1435	BANK PARKING	Assoc parcel
75	10	531510	1440	KEY BANK	Assoc parcel
75	10	531510	1475	PARKING FOR DENNY'S REST	Assoc with 531510-1465 and -1476
75	10	531510	1476	PARKING FOR DENNYS REST	Assoc with 531510-1465 and -1475
75	10	531510	1477	HARUKO'S JAPANESE REST	Excess Land
75	10	531510	1491	OFFICES RESTAURANT & RETAIL	Excess Land
75	10	531510	1495	SIMBA'S AUTO SERVICE	Excess Land
75	10	531510	1506	SUTTELL SCHWEET ATTORNEYS	Excess Land
75	10	531510	1625	SMALL OFFICE	Excess Land
75	10	531510	1626	CLEANERS PLUS 1	Excess Land
75	10	545230	0156	MERCER PARK PROF BLDG	Excess Land
75	10	545230	0395	OFFICE	Excess Land
75	10	545880	0005	THRIFT SHOP	Excess Land
75	10	545900	0456	PARKING MERCER ISL COVENANT CHCH	Assoc parcel
75	10	545900	0460	MERCER ISLAND COVENANT CHURCH	Assoc parcel
75	20	092405	9009	D.O.T.	Excess Land
75	20	092405	9012	NORTH COAST STORAGE	Value in land. Minimal imp value.
75	20	092405	9049	IMI OFFICE BLDG	Excess Land
75	20	092405	9093	OFFICE	Excess Land
75	20	092405	9097	OFFICE	Excess Land
75	20	092405	9144	NEWPORT YACHT/MERCER MARINE	Undivided interest with -9263
75	20	092405	9149	EVERGREEN SERV CORP	Excess Land
75	20	092405	9159	RETAIL/OFFICE & PARKING RAMP	Assoc parcel
75	20	092405	9168	STG. YARD	Excess Land
75	20	092405	9180	CPA OFFICE	Value in land. Minimal imp value.
75	20	092405	9228	THAI GINGER AND OFFICE	Excess Land
75	20	092405	9230	LINE RETAIL AND RESTAURANTS	Assoc parcel
75	20	092405	9235	T.R.F. PARKING (TL 236)	Assoc parcel
75	20	092405	9236	RAINIER FUND BUILDING	Assoc parcel
75	20	092405	9242	RETAIL BLDGS CARRIED ON 9230	Assoc parcel
75	20	092405	9260	ASSOCIATED PARKING	Assoc parcel
75	20	162405	9030	OFFICE	Excess Land
75	20	162405	9054	BANK & LINE RETAIL	Excess Land
75	20	162405	9070	NEWPORT CHIROPRACTIC	Excess Land

Area	Nbhd	Major	Minor	PropName	NoteText
75	20	162405	9195	ANIMAL HOSPITAL OF FACTORIA	Excess Land
75	20	162405	9206	OFFICE BUILDINGS	Excess Land
75	20	162405	9213	CIAN PLAZA	Excess Land
75	20	545330	0193	LIGHT MANUFACTURING	Excess Land
75	30	102405	9024	KC ROAD DISTRICT-3	Excess Land
75	30	102405	9031	CROSSROADS TOWING	Value in land. Minimal imp value.
75	30	102405	9050	KC MED HEALTH CTR	Excess Land
75	30	102405	9060	DR R.F. SIEVERS DENTIST	Value in land. Minimal imp value.
75	30	102405	9063	PARKING GARAGE	Assoc parcel
75	30	102405	9067	BALLY'S TOTAL FITNESS	Assoc parcel
75	30	102405	9110	SGC BLDG	Excess Land
75	30	112405	9016	HEWLETT PACKARD CO	Excess Land
75	30	112405	9028	TRAILER INNS RV PARK	Mobile home park
75	30	112405	9045	FIRE STATION	Excess Land
75	30	112405	9057	FOX NET SPORTS (TV NETWORK)	Excess Land
75	30	112405	9071	NAVRATIL CHIROPRACTIC CLINIC	Excess Land
75	30	112405	9089	GREENWOOD MANDARIN	Excess Land
75	30	128360	0020	AEROWOOD VET HOSPITAL	Value in land. Minimal imp value.
75	30	220050	0080	M AND H BUILDING	Excess Land
75	30	220050	0511	DENTAL CLINIC	Excess Land
75	30	431980	0030	LOFT BUILDING - BLDG B	Excess Land
75	30	431980	0040	LOFT BUILDING - BLDG A	Excess Land
75	30	545330	0135	SHINN PLUMBING, PRIME ELECTRIC	Value in land. Minimal imp value.
75	30	545330	0136	WEATHERDEK	Excess Land
75	30	545330	0140	CLINTON & SONS ELECTRIC	Value in land. Minimal imp value.
75	30	545330	0151	FOWLER CO	Excess Land
75	30	545330	0162	WAREHOUSE	Value in land. Minimal imp value.
75	30	545330	0166	CONSTRUCTIONEERING N.W.	Value in land. Minimal imp value.
75	30	545330	0290	AIRBORNE EXPRESS	Excess Land
75	50	007510	0005	DARIGOLD PARKING LOT	Assoc with 282406-9022
75	50	235430	0355	ISSAQUAH CO-OP PRESCHOOL	Value in land. Minimal imp value.
75	50	235430	0710	OFFICE BUILDING	Excess Land
75	50	272406	9048	Office Building	Excess Land
75	50	272406	9072	GRANGE SUPPLY INC	Value in land. Minimal imp value.
75	50	282406	9031	OFFICES / RETAIL	Excess Land
75	50	282406	9036	Swanson Architectural Group	Excess Land
75	50	282406	9054	PETERS AGENCY	Excess Land
75	50	282406	9083	ATLANTIC CONSTRUCTION ENGINEER	Excess Land
75	50	282406	9092	OFFICE	Excess Land
75	50	282406	9109	SFR CONVERTED TO OFFICE	Value in land. Minimal imp value.
75	50	282406	9199	RETAIL	Excess Land
75	50	282406	9222	NW Playground	Excess Land
75	50	332406	9038	R J FASANO DDS	Excess Land
75	50	332406	9507	LAW OFFICE	Excess Land
75	50	884350	0015	TRIPLE X DRIVE IN & OFFICE	Excess Land
75	60	032305	9028	FIR GROVE MOBILE HOME PARK (32 SPACES)	Mobile home park
75	60	032305	9133	D & B WELDING & SUPPLY	Excess Land
75	60	032305	9191	J A AMERICA AUTO SALES & DETAILING	Excess Land
75	60	042305	9080	SUNSET PLAZA	Excess Land
75	60	042305	9096	BICYCLE STORE	Excess Land
75	60	042305	9127	24 HOURS RESTAURANT	Excess Land
75	60	042305	9181	HIGHLAND VETERINARY HOSPITAL	Excess Land
75	60	042305	9204	NATUROPATH	Excess Land
75	60	042305	9237	FIRST UKRAINIAN PENTECOSTAL CHURCH	Assoc with -9307
75	60	042305	9307	SIERRA HEIGHTS BAPTIST CHURCH	Assoc with -9237
75	60	082305	9096	MIKES PLACE	Excess Land
75	60	082305	9203	SUNSET TERIYAKI	Excess Land
75	60	084710	0014	DONUT SHOP	Value in land. Minimal imp value.

Area	Nbhd	Major	Minor	PropName	NoteText
75	60	084710	0016	GROCERY STORE	Excess Land
75	60	092305	9050	VINYARDS RESTAURANT	Value in land. Minimal imp value.
75	60	092305	9062	CHURCH OF CHRIST	Assoc with 092305-9102
75	60	092305	9102	CHURCH PARKING	Assoc with 092305-9062
75	60	092305	9176	MOBILE HOME PARK (49 SPACES)	Mobile home park and \$1,000 imp value
75	60	092305	9197	VACANT SERVICE STATION	Value in land. Minimal imp value.
75	60	092305	9224	KENYON ELECTRIC	Excess Land
75	60	102305	9117	INSURANCE SERVICES	Value in land. Minimal imp value.
75	60	102305	9201	TENNIS COURTS & PARKING	Value in land. Minimal imp value.
75	60	149450	0010	ACE HARDWARE	Assoc with parcels # 149450-0050, -0020, -0030, 0040, and 516970-0092
75	60	149450	0020	RITE AID	Assoc with parcels # 149450-0010, -0050, -0030, 0040, and 516970-0092
75	60	149450	0030	ALBERTSON'S	Assoc with parcels # 149450-0010, -0020, -0050, 0040, and 516970-0092
75	60	149450	0050	PKNG LOT	Assoc with parcels # 149450-0010, -0020, -0030, 0040, and 516970-0092
75	60	152305	9002	AUTO REPAIR	Value in land. Minimal imp value.
75	60	162305	9015	LEISURE VILLAGE M H COMMUNITY (250 PADS)	Mobile home park
75	60	162305	9022	SUNNYDALE M.H. COMMUNITY (188 PADS)	Mobile home park
75	60	162305	9025	DEMO CART COMPANY	Value in land. Minimal imp value.
75	60	162305	9031	VACANT BLDG	Value in land. Minimal imp value.
75	60	162305	9046	STATE OF WASH HWY DEPT	Value in land. Minimal imp value.
75	60	162305	9058	U-HAUL RENTALS	Excess Land
75	60	162305	9130	PUBLIC HEALTH CLINIC (EXEMPT)	Excess Land
75	60	162305	9135	DISTRICT COURT	Excess Land
75	60	172305	9102	GROUP HEALTH	Assoc with -9153
75	60	172305	9153	GROUP HEALTH PARKING	Assoc with -9102
75	60	285480	0140	MEDICAL DENTAL BLDG	Assoc with 285480-0145
75	60	285480	0145	MEDICAL DENTAL PARKING	Assoc with 285480-0140
75	60	516970	0050	OFFICE BUILDING	Excess Land
75	60	516970	0120	TUM-A-LUM LUMBER	Value in land. Minimal imp value.
75	60	518210	0013	UNION SQUARE BUSINESS PARK	Excess Land
75	60	518210	0031	UNITED STATES POST OFFICE HIGHLAND BRANC	Value in land. Minimal imp value.
75	60	722750	0550	RON DEE VOU TAVERN	Excess Land
75	60	722750	2520	HIGHLANDS NEIGHBORHOOD CENTER	Excess Land
75	60	722780	1025	RETAIL & RESTAURANTS	Value in land. Minimal imp value.
75	60	722780	1028	NOVITAS INCORPORATED	Excess Land
75	60	722780	1450	TONY GO'S RESTAURANT & OFFICES	Excess Land
75	60	722780	1781	PARK	Value in land. Minimal imp value.
75	60	722790	0015	PARKING LOT	Assoc with 722790-0021
75	60	722790	0016	Former Bank	Excess Land
75	60	722790	0017	HIGHLANDS MEDICAL-DENTAL	Excess Land
75	60	722790	0019	JACKS DRIVE-IN	Excess Land
75	60	722790	0021	LIQUOR STORE	Assoc with 722790-0015
75	60	722790	0075	WASHINGTON STATE OFFICE BLDG	Excess Land
75	60	880500	0010	LINE RETAIL	Excess Land
75	70	063810	0083	ESPLANADE M H PARK	Mobile home park
75	70	063810	0087	ESPLANADE MH PARK	Mobile home park
75	70	107961	0020	BRIARWOOD SHOPPING CENTER	Excess Land
75	70	122305	9061	BRIAR WOOD ANIMAL CLINIC	Excess Land
75	70	132405	9109	FRENCH IMMERSION SCHOOL OF WASHINGTON	Excess Land
75	70	152405	9108	CHURCH PARKING	Assoc with 152405-9116
75	70	152405	9116	ALDERGATE METHODIST CHURCH	Assoc with 152405-9108
75	70	165650	0515	STORAGE	Excess Land
75	70	202406	9058	D E HOKANSON INC	Value in land. Minimal imp value.
75	70	202406	9104	AA RENTALS	Excess Land
75	70	212405	9032	Parking and Tennis Courts for Newport Hi	Assoc with 607120-0920 AND -0921

Area	Nbhd	Major	Minor	PropName	NoteText
75	70	212405	9034	NEWPORT HILLS PROFESSIONAL CTR	Excess Land
75	70	212405	9065	DENTAL CLINIC	Excess Land
75	70	212405	9067	SHANNON ONEIL REALTY	Excess Land
75	70	272405	9070	FIVE STAR DEVELOPMENT	Value in land. Minimal imp value.
75	70	272405	9085	CROWN MOVING COMPANY	Excess Land
75	70	282405	9108	MOBILE HOME PK	Mobile home park
75	70	322405	9049	PAN ABODE	Value in land. Minimal imp value.
75	70	334210	3272	KENNYDALE SWEET SHOP	Excess Land
75	70	334330	1100	KIEWITT CONSTRUCTION	Excess Land
75	70	334570	0057		Value in land. Minimal imp value.
75	70	334570	0059	HEATH PRINTING	Value in land. Minimal imp value.
75	70	522930	0147	Keepler Feed & Recycling	Excess Land
75	70	522930	0250	WAREHOUSE	Excess Land
75	70	522930	0252	62 PAD MOBILE HOME PK	Mobile home park
75	70	607120	0920	NEWPORT HILLS REC	Assoc with 607120-0921 AND 212405-9032
75	70	607120	0921	OFFICE	Assoc with 607120-0920 AND 212405-9032
75	83	042405	9008	OFFICE WAREHOUSE	Value in land. Minimal imp value.
75	83	042405	9010	BERKEY CONSTRUCTION	Value in land. Minimal imp value.
75	83	042405	9018	SUNSET INDUSTRIES	Value in land. Minimal imp value.
75	83	042405	9027	DOOLITTLE CONSTRUCTION	Value in land. Minimal imp value.
75	83	042405	9030	BANNERWOOD OFFICE BLDG	Excess Land
75	83	042405	9073	DAVEY TREE	Value in land. Minimal imp value.
75	83	052405	9164	BOULEVARD PROFESSIONAL BLDG	Excess Land
75	83	052405	9282	DR KAJIMURA DENTIST OFFICE	Excess Land
75	83	532610	0070	CHASE'S PANCAKE CORRAL	Excess Land
75	83	573960	1475	PARKING FOR FIRE STATION	Assoc with -1485
75	83	573960	1485		Assoc with -1475
75	83	573960	1675	OFFICE-CONVERTED HOUSE	Excess Land
75	83	939970	0900	UNITED COMMUNICATION SYSTEMS	Value in land. Minimal imp value.
75	85	022405	9023	ROBINSWOOD PROFESSIONAL CENTER	Excess Land
75	85	032405	9118	PAR DEE LUMBER SALES	Excess Land
75	85	220710	0725	OFFICE	Assoc with -0730
75	85	220710	0730	PARKING FOR OFC BLDG	Assoc with -0725
75	85	220720	0905	CLINIC/OFFICE	Excess Land
75	85	220720	0906	CLINIC & OFFICE	Excess Land
75	85	220720	0907	CLINIC & OFFICE	Excess Land
75	85	883890	0273	COMBO RESTAURANT	Excess Land
75	85	883890	0274	OFFICE	Excess Land
75	86	185410	0010	ALBERTSON PARKING	Assoc with -0020
75	86	185410	0020	VACANT ALBERTSON'S GROCERY STORE	Assoc with -0010
75	86	246030	0210	FAIRLAKE PROFESSIONAL PLAZA	Excess Land
75	86	246030	0220	FAIRLAKE PROFESSIONAL PLAZA	Excess Land
75	86	246030	0230	FAIRLAKE PROFESSIONAL PLAZA	Excess Land
75	86	246030	0255	FAIRLAKE PROFESSIONAL PLAZA	Excess Land
75	86	246030	0270	FAIRLAKE PROFESSIONAL PLAZA	Excess Land
75	86	331650	0055	SCHUSTER CORPORATE CENTER	Excess Land
75	86	342505	9026	ISLAMIC CENTER OF EASTSIDE	Excess Land
75	86	342505	9184	BEST WOK RESTAURANT	Excess Land
75	86	342505	9207	7-11 STORE	Excess Land
75	86	342505	9246	BELLEVUE VETERINARY HOSPITAL	Excess Land
75	86	352505	9075	OFFICE BLDG.	Excess Land
75	86	352505	9084		Assoc with -9060
75	86	403740	0725	LAKE HILLS SHOPPING CENTER	Excess Land
75	86	883990	0036	EASTSIDE EXPRESS	Excess Land
75	86	883990	0040	MAPLE LEAF RESTAURANT	Excess Land
75	86	883990	0245	OFFICE	Excess Land
75	86	883990	0246	OFFICE	Excess Land
75	86	883990	0248	OFFICE	Excess Land